| 058.0 | 0002 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 652,700 | / | 652,700 |
| USE VALUE: | 652,700 | / | 652,700 |
| ASSESSED: | 652,700 | / | 652,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | LENNON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SULEJMAN WOJCIECH |
| Owner 2: | SULEJMAN HEATHER |
| Owner 3: | |
| Street 1: | 10 LENNON RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JAMES AARON & - |
| Owner 2: | COLDHAM LEAH - |
| Street 1: | 10 LENNON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,975 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4975.000 | 252,200 | 2,000 | 398,500 | 652,700 |
| Total Card | 0.114 | 252,200 | 2,000 | 398,500 | 652,700 |
| Total Parcel | 0.114 | 252,200 | 2,000 | 398,500 | 652,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.92 | /Parcel: 543.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38168
GIS Ref:
GIS Ref:
Insp Date: 11/07/16

!4941!

## PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 252,400 | 2000 | 4,975. | 398,500 | 652,900 | 652,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 214,600 | 2000 | 4,975. | 392,800 | 609,400 | 609,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 214,600 | 2000 | 4,975. | 301,700 | 518,300 | 518,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 185,900 | 2000 | 4,975. | 284,600 | 472,500 | 472,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 185,900 | 2000 | 4,975. | 261,900 | 449,800 | 449,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 175,500 | 2000 | 4,975. | 244,800 | 422,300 | 422,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 175,500 | 2000 | 4,975. | 225,400 | 402,900 | 402,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 175,500 | 2000 | 4,975. | 225,400 | 402,900 | 402,900 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 19:54:08 |

## LAST REV

| Date | Time |
|---|---|
| 09/30/19 | 10:51:06 |

jorourke

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4941

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JAMES AARON &, | 73172-168 | 1 | 8/26/2019 | | 756,000 | No | No | | |
| FLOHR MARTIN W, | 68639-263 | | 12/21/2016 | | 630,000 | No | No | | |
| DISKIN WILLIAM | 49211-550 | | 3/20/2007 | | 377,000 | No | No | | |
| | 7055-572 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/4/2015 | 1710 | Solar Pa | 2,500 | | | | | |
| 7/8/2013 | 1028 | Re-Roof | 8,000 | C | | | | |
| 5/12/2011 | 439 | Wood Dec | 5,400 | | | | | |
| 8/31/2007 | 767 | Manual | 3,000 | | | | | remove non-bearing |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/30/2019 | SQ Returned | JO | Jenny O |
| 3/13/2017 | SQ Returned | MM | Mary M |
| 11/7/2016 | Measured | DGM | D Mann |
| 5/2/2014 | External Ins | PC | PHIL C |
| 2/18/2014 | Info Fm Prmt | EMK | Ellen K |
| 12/5/2008 | Meas/Inspect | 294 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 6/25/2007 | MLS | HC | Helen Chinal |
| 1/11/2000 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 38168 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4975 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 6 | | | | | | | | | 398,475 | | | | | | 398,500 | |

| Total AC/HA: | 0.11421 | Total SF/SM: | 4975 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 398,475 | Spl Credit | | Total: | 398,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | RED | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97757620 |
| Adj $ / SQ: | 171.565 |
| Other Features: | 64422 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 309844 |
| Depreciation: | 57631 |
| Depreciated Total: | 252213 |

## COMMENTS

SKUTTLE TOILET FFL.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

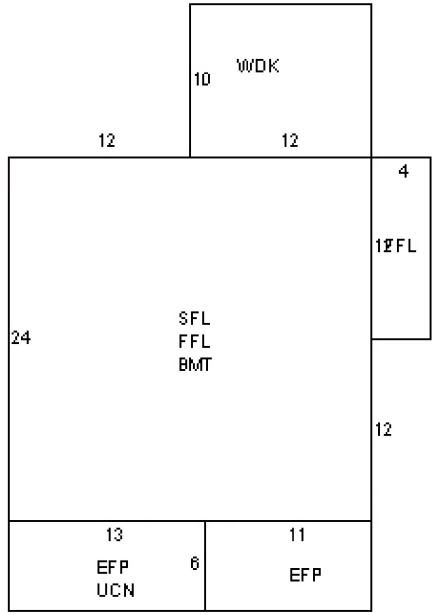
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 171.56 |
| Special Features: | 0 | Val/Su Net: | 119.07 |
| Final Total: | 252200 | Val/Su SzAd | 210.17 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 624 | 171.560 | 107,056 |
| BMT | Basement | 576 | 51.470 | 29,646 |
| SFL | Second Floor | 576 | 171.560 | 98,821 |
| EFP | Enclos Porch | 144 | 45.100 | 6,494 |
| WDK | Deck | 120 | 14.010 | 1,681 |
| UCN | Canopy | 78 | 22.090 | 1,723 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,118 | | | Total: | 245,421 |
| Size Ad | 1200 | Gross Are | 2118 | FinArea | 1200 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 058.0-0002-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 8X14 | G | GD | 2011 | 18.66 | T | 4.8 | 101 | | | 2,000 | | | 2,000 |

| More: | N | Total Yard Items: | 2,000 | Total Special Featues: | | Total: | 2,000 |
|---|---|---|---|---|---|---|---|